

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 6, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	115-DR-2005 Dicken Residence Remodel		
LOCATION	8357 E. Del Camino Drive		
REQUEST	Request approval of elevations for remodeling/room additions to a residential home in the R-4 PCD zoning district.		
OWNER	Ted Dickens 541-882-1466	ENGINEER	N / A
ARCHITECT/ DESIGNER	P/D Architects 480-970-8747	APPLICANT/ COORDINATOR	Steve Freeman P/D Architects 480-970-8747
BACKGROUND	<p>Zoning.</p> <p>The site is zoned R-4 PCD (Townhouse Residential) District where Single-family dwellings having either party walls or enclosed courtyards are permitted uses. This district specifies that “no structure shall be built or remodeled upon land in the R-4 District until Development Review Board approval is obtained.” This area is part of the larger McCormick Ranch Planned Community Development (PCD).</p> <p>Context.</p> <p>The site is located in the 144-lot Las Palomas subdivision in McCormick Ranch.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: E. Del Camino Drive and single family residential homes with R-4 PCD (Townhouse Residential) District• South: Lake Margarita, which is part of the McCormick Ranch lake system, with O-S PCD (Open Space) District, 300 feet to the south across the lake is a commercial retail center with PNC (Planned Neighborhood Center) District• East: Adjoining single family homes with R-4 PCD (Townhouse Residential) District• West: Adjoining single family homes with R-4 PCD (Townhouse Residential) District <p>Applicant’s Request.</p> <p>The request is for approval of elevations for the remodel and enlargement of an existing home. The home renovation involves a room addition on the 2nd floor over the existing garage and a new roof over the 2-story living room at the rear of the house. The architecture will match the existing residence including Dunn</p>		
APPLICANT’S PROPOSAL			

Edwards “Las Palamos Pueblo” color stucco and a burnt orange color mission tile roof. The footprint of the building is not being modified or increased. The existing landscaping on the site will remain.

Development Information:

- Existing Use: Single family residence
- Proposed Use: Addition to the single family residence with exterior first and second floor modifications
- Parcel Size: 5,700 square feet
- Building Size: 4,935 square feet on 2 floors
- Height Allowed/Proposed: 30 feet / 26 feet
- Parking Required/Provided: 2 spaces / 2-car garage

DISCUSSION

The R-4 zoning district requires DRB approval for both new construction and remodels of single-family residences. The request is for a 2nd floor addition to the existing residence, which was built in the early 1990's. The proposal conforms to the Zoning Ordinance and matches the architecture of the existing house and surrounding area.

The site has been posted and surrounding property owners have been notified. Other than general inquiries, no comments have been received regarding this application. In 2004, the adjoining property to the west received DRB approval for a similar addition (Case 38-DR-2004). The zoning regulations for the R-4 district state that “no more than 30% of the frontage dwelling units may have living space above one story in height that is located within 50 feet of any dedicated street”. Staff analysis shows only 25 (17%) of the 144 homes in the Los Palomas subdivision meet those criteria.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis, AICP
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E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. 2nd Floor Plan
- A. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12/5/05

Project No.: 793-PA-21

Coordinator: Al Ward

Case No.: 115-DR-2005

Project Name: DICKEN RESIDENCE REMODE

12/20/05

Project Location: 8357 E. DEL CAMINO DR

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-4 PCD

Proposed Zoning: R-4 PCD

Number of Buildings: 1

Parcel Size: 50'x114' = 5700 SQ. FT.

Gross Floor Area/Total Units: 4935 SQ. FT. A/C

Floor Area Ratio/Density:

Parking Required: 2

Parking Provided: 2 CAR GARAGE

Setbacks: N - 15 S - 10 E - 0 W - 0

Description of Request:

THIS APPLICATION IS FOR A DESIGN REVIEW APPLICATION FOR LOT NO. 134 IN THE LAS PALOMAS SUBDIVISION, AS RECORDED IN BOOK 174, PAGE 03, PARCEL 316.

THE OWNERS ARE PLANNING TO REMODEL THE EXISTING HOME WITHOUT INCREASING THE FOOTPRINT OF THE STRUCTURE. THERE WILL BE A ROOM ADDITION ON THE SECOND FLOOR OVER THE EXISTING GARAGE AND A NEW ROOM OVER THE EXISTING 2-STORY LIVING ROOM.

THERE IS NO INTENT TO CHANGE ANY CIRCULATION, PARKING, DESIGN, DRAINAGE, ARCHITECTURE OR LAND USE.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Dicken Residence Remodel

115-DR-2005

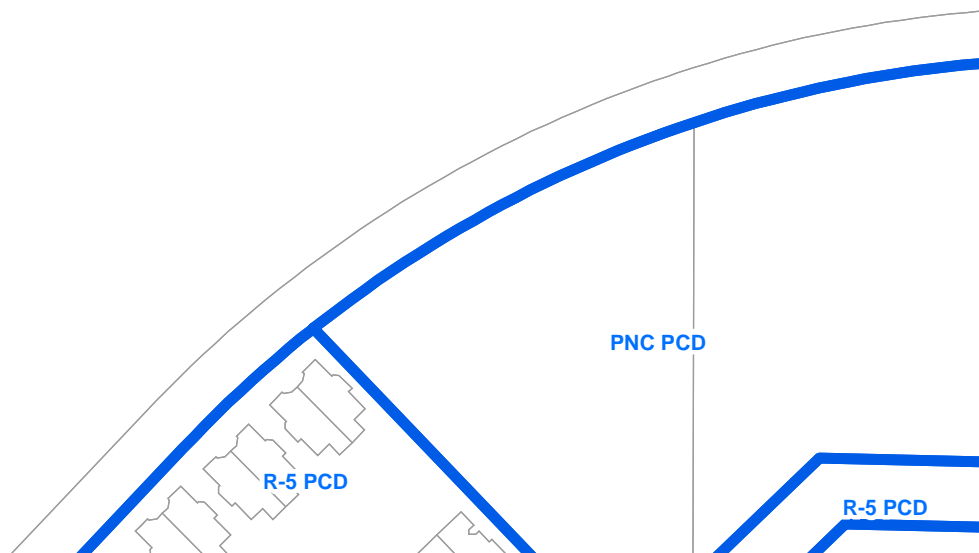
ATTACHMENT #2



Dicken Residence Remodel

115-DR-2005

ATTACHMENT #2A

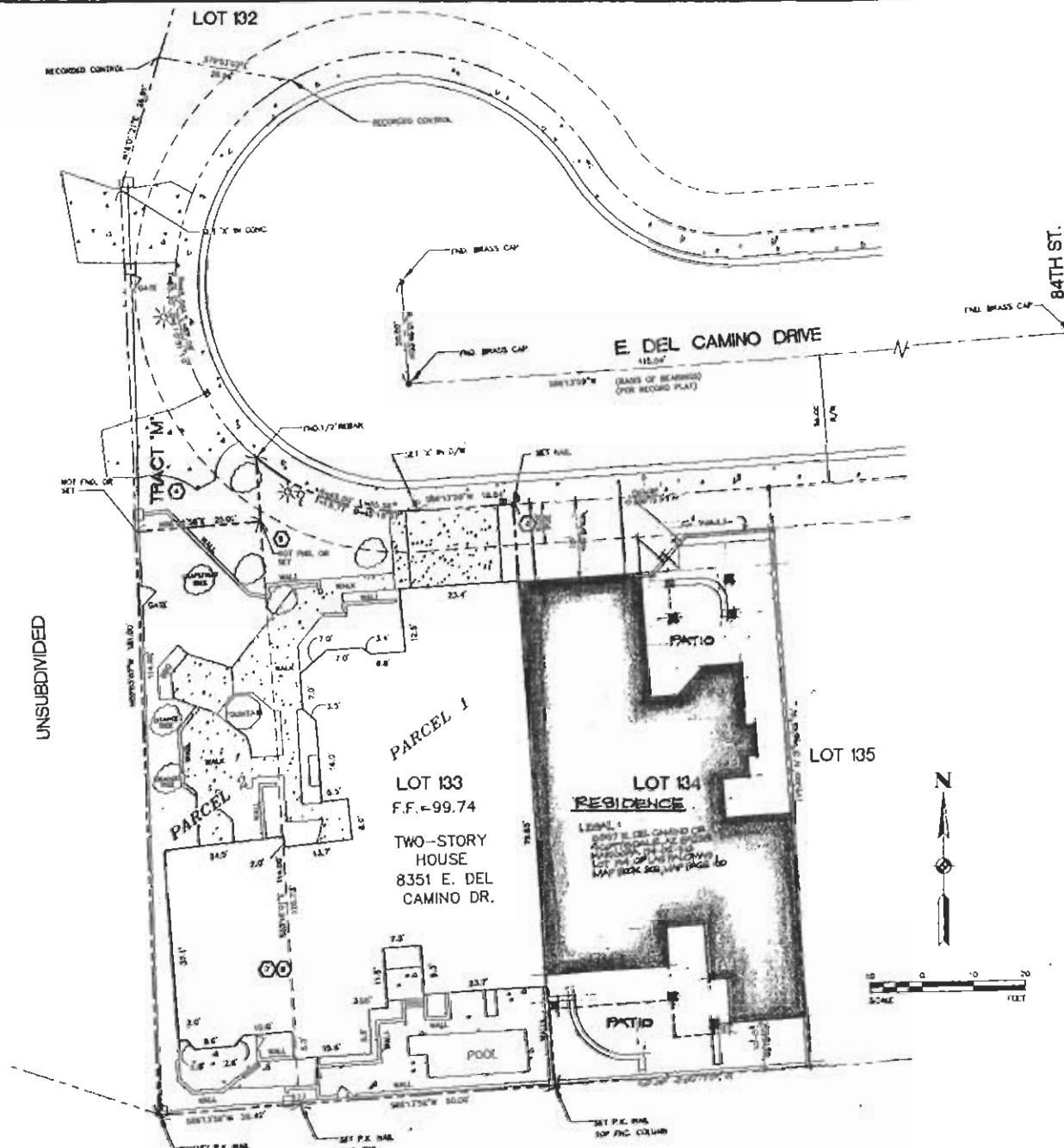


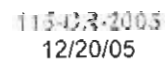
115-DR-2005

ATTACHMENT #3

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SEE 4/15/00 ISSUE INFO FOR ENDORSEMENTS AND LEO-10
4-PT. 2001 NOT PART OF THIS ORDER/SET



 $1/4'' = 1'-0''$ 

Stipulations for Case: Dickens Residence Remodel Case 115-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations and sample board submitted by P/D Architects with a city staff received date of 12/20/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the 2nd Floor plan submitted by P/D Architects with a city staff received date of 12/20/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
5. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
6. Dooley wall fencing shall not be allowed.
7. All walls shall match the architectural color, materials and finish of the building.

SITE DESIGN:

Ordinance

- A. *There shall be a side yard of either zero (0) feet or not less than ten (10) feet in depth.*

RELEVANT CASES:

Ordinance

- B. *At the time of review, the applicable DRB case(s) for the subject site is: 10-DR-78.*